SUNCHASE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MAY 10, 2010

MINUTES

BOARD MEMBERS PRESENT
Jim Babbitt
Sissy Zoeller
Norman McFadden
Caroline Stinson
Don Stiffler

OTHERS PRESENT
Mrs. Babbitt
Jake Commer
Gill Zoeller
Ray Etheridge, Property Manager

CALL TO ORDER & APPROVAL OF MINUTES
Jim Babbitt, President, called the meeting to order at 6:00 p.m. Caroline Stinson made a motion to approve the Minutes of the April 12, 2010 meeting. Sissy Zoeller seconded this motion, which passed unanimously.

FINANCIAL REPORT
Ray Etheridge discussed financial statements for April, 2010. Collections for the month were $502.00 over budget. Expenses were reviewed. The Reserve transfer and insurance transfers were made as scheduled. Ray informed the Board of Directors that we had received a refund on flood insurance in the amount of $1,719.00, which was deposited into the insurance account. It was also noted that the Annual Corporation filing fee was charged to "Fees to Division" account. This will be charged to the license and fees account. Pool maintenance was $416.00 this month, and for the year $650.00 under budget; however, we have just reached the time of year when expenses for pool maintenance increase. Ray also pointed out to the Board of Directors that the grounds contract in February had been included in landscaping, and this entry was reversed. General maintenance for the month was $675.00, $600.00 of which was for the pressure washing cleaning of the buildings. The support for the middle of all balcony was done in March. This expense, in the amount of $3,215.00, was placed into the contingency account. It was also discussed by the Board that this expense was approximately $900.00 under what had been originally estimated. The cash in all accounts was reviewed. The accounts receivable is showing improvement, but one (1) unit is still in foreclosure, and it is thought that this unit will be sold sometime in June. One (1) unit that his been arrears at the end of April has now paid in May, 2010. Another unit that owed several months assessments at the end of April has contacted the management office, and will send a check this month to bring that account current.

The repairs to balcony supports, as well as the update on the unit in foreclosure had been discussed with the financials.

PROPERTY UPDATE

BEACH CLEAN-UP/LANDSCAPING

The Board of Directors discussed landscaping and beach protection/clean-up. At the meeting in April, the Board had decided to take out all of the mostly dead Oleanders on the property. Some of these seemed to be sprouting, and it was decided that Caroline Stinson would take a look at these on Tuesday morning and then call Ray to discuss possibly not removing these Oleanders. Ray will call Wayne Sellers early in the morning on Tuesday, and ask him to hold up until we get back with him concerning the removal of the Oleanders.

Jim Babbitt informed the Board that he had received an email from Barbara Sommermeyer, Unit A-2, at Sunchase. In response to this email, Jim reported to the Board that he had written a letter to the City of Gulf Breeze requesting that booms be placed around Sunchase. Tim Burr with the Santa Rosa Boat & Yacht Club had also been contacted, who indicated that he also would like to have booms placed around the Yacht Club, should they be available. We had also been in touch with Buzz Eddy, Gulf Breeze City Manager, and made a request to Mr. Eddy that an application be made to proceed with placing booms around Sunchase. This may be at some cost to Sunchase. This is proceeding; however, the Board of Directors will stop if this cost to the Association is prohibitive. Ray will contact the Board of Directors when he receives any news from Mr. Eddy concerning this placement of booms. Jim also reported that the City of Gulf Breeze is in the process of buying a boat, with which to clean up any oil spills that may approach the beaches at Gulf Breeze. The Board also decided that they would not remove any seaweed from the beach at this time, as if oil should come on shore, this seaweed should soak up a great deal of the oil, probably making cleanup easier.

PAINTING BALCONY DECKS/STEPS

The painting of the steps and balcony decks was discussed. Ray had contacted two (2) contractors that had given proposals for the painting of the balcony decks and steps, sometime late last year. One of these had responded. The other had not. The one that had responded indicated that his price could increase from $12,780.00 to $14,550.00, because of the additional wear and tear on the steps and additional paint that would be required to bring some of the balconies back in proper condition. The Board decided to take no action at this time pending a call from the second contractor in this matter.

POSSIBLE SUPPORT POST PROBLEM

Ray reported to the Board, that the owner of Unit #C-3 has sent a contractor to review Sunchase Plans, and try to determine if the post originally installed in the kitchen bar area were support or were only a decorative item. The contractor took copies of the plans and will study before making any decisions.

BUILDING "I" ISSUES

Jim Babbitt discussed some issues we are having with Building "I". An owner had cleaned out an area, painted some doors in this area, and made a mess with spray paint being all over. This owner has been contacted and letters sent. The area has now been cleaned, near as possible back to his original condition. Ray was asked by the Board to call Wayne Sellers and ask Wayne to trim this area three (3) to four (4) feet off of the pavement, and allow this area to grow wild once again. Letters had also been sent to owners in this building concerning any exterior trimming of shrubs or trees, and working on automobiles in this area. Some touch up work for damaged balconies had also been done.

POOL RULES
We have had several problems with our pool recently, with Residents having large parties, cooking, and bringing other items into the pool area, which are not allowed. It was decided that the Board of Directors will have a fairly large sign printed with the "Rules" and have this sign posted on the outside of the entry gate so that anyone entering the pool can readily see that parties, food, pets, glass and the like are not allowed in the pool area.

The painting of one (1) unit's front door, which is badly deteriorated, was approved by the Board.

BOARD MEETING ROOM RESERVATIONS
Ray informed the Board of Directors that the library would begin charging a $50.00 fee for meetings beginning in June. An application has to be sent in and as currently at the end of this meeting, we will have no reservation for meetings. The Board thought that $50.00 per meeting was too much, and different Board members will check other contacts that they have in an effort to find another place for our meeting. Currently we do not have a meeting place for our meeting in June.

ADJOURNMENT
There was no further business and the meeting adjourned at 7:30 p.m.

Respectfully Submitted,

Ray O. Etheridge